

09/12/05

PORTALES PLACE

Project Narrative

12 SEP 05

Following the approval of the Design Review Board submittal for the project in March of 2005 of some changes required by the previous property owner, the developer and their sales team began preliminary sales input and coordination with the City. After several months of review and comment from the general public, it became apparent demand for the existing 2 story duplex casita units contemplated was very low. Additionally, the design team attended meetings with the traffic department to coordinate with the revised traffic calming requirements for Chaparral Road resulting in further revisions to the site circulation.

Following some initial studies on how to revise the casita units, the development team and the owner's agreed to begin a holistic review of the site. The review included an analysis of the changes to the residential site, site circulation/traffic calming mitigation, amenity features, landscaping, arrival/departure sequence, and if the changes could lessen the impact on the surrounding neighborhoods.

After several months of work by the entire team, a plan was developed that improved many aspects of the existing design of the site and incorporated the elimination of the casita units altogether. Due to the approach taken, the revisions mainly affected the Northern and Western portions of the site and maintained most of the development adjacent to the commercial project as they were approved in March. Specifically, the changes include:

1. Integration of the revised Chaparral Road traffic calming intersection.
2. Elimination of automobile traffic adjacent to the residential neighborhoods to the West of the property.
3. Increased open space/landscaping throughout the site.
4. Increased the building setbacks from the residential neighborhoods to the West of the property.
5. All heights remain at or below COS Development Standards.

Based on what the team believed were major improvements to the existing site, we met with City staff to review the improvements. After a review and discussion of the revisions, City Staff agreed with the development team that the changes were beneficial and approves of the revised site plan.

Additionally, they requested we submit a revised DRB Package to delineate the revisions to the plans that had previously been approved by the Board. Other than the site plan changes, all other items (materials, colors) previously approved by the Board remain as submitted and approved.



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